

CITY OF MUSKEGON  
**HISTORIC DISTRICT COMMISSION**  
**REGULAR MEETING**  
**MINUTES**

**April 3, 2012**

Chairperson J. Hilt called the meeting to order at 4:02 p.m. and roll was taken.

MEMBERS PRESENT: J. Hilt, S. Kroes, L. Spataro, S. Radtke, K. Panozzo

MEMBERS ABSENT: D. Mayville, excused; L. Wood

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: N. York-Bremer; D. LaBrenz, City of Muskegon Inspection Services

**APPROVAL OF MINUTES**

A motion to approve the regular meeting minutes of March 7, 2012 was made by S. Kroes, supported by S. Radtke and unanimously approved.

**NEW BUSINESS**

K. Panozzo arrived at 4:05 p.m.

Case 2012-07 – 1782 Jefferson Street. Applicant: Jim Schafer. District: Jefferson. Current Function: Residential. The applicant is seeking approval to replace the wood windows with vinyl windows. He indicates that he is choosing vinyl over wood due to durability, energy efficiency, and cost considerations.

Board members had questions regarding the work to be done; specifically, if the applicant had looked into the possibility of getting the existing wood windows repaired. They discussed tabling the case until the applicant could be present to answer questions.

A motion that the HDC table the request to replace the wood windows with vinyl until the applicant can be present to answer questions, was made by L. Spataro, supported by K. Panozzo and unanimously approved.

Case 2012-08 – 1299 Jefferson Street. Applicant: Norma York-Bremer. District: Campus. Current Function: Residential. M. Franzak corrected the staff report to show that this home is in the Campus Historic District, not Jefferson. The applicant is seeking approval to demolish the house, which was severely damaged by a fire in December 2011.

N. York-Bremer stated that the inside of the house was gutted and blackened due to the fire. Although the house didn't look too bad from the front, there was extensive damage around the back and inside. L. Spataro asked if trusses and other structural supports were damaged. D. LaBrenz provided an inspection report from the City's Inspection Department. He stated that the house would need to be gutted to the studs if the applicant tried to refurbish it rather than demolish it. He stated that they were unable to do a more thorough inspection because they were not comfortable

walking around on the second floor; fire and water damage had made it too unstable. M. Franzak stated that the lot was buildable. N. York-Bremer stated that her plan was to put a Victorian garden on the lot once the house was gone. She was not aware that the house was in an historic district until very recently.

A motion that the HDC approve the request to demolish the house at 1299 Jefferson Street, as long as all zoning requirements are met and the necessary permits are obtained, was made by S. Kroes, supported by K. Panozzo and unanimously approved.

#### OLD BUSINESS

None

#### OTHER

Promotion of homes in the Historic Districts – Board members discussed the possibility of getting area realtors more educated about, and interested in, promoting houses on the market in the City's Historic Districts. They discussed preparing a letter to realtors and inviting them to a future HDC meeting. S. Radtke stated that he was willing to prepare a letter.

There being no further business, the meeting was adjourned at 4:36 p.m.